

Rogers Park - Chicago MIXED-USE PROPERTY ON BUSY CLARK ST. WITH WELL-MAINTAINED RESTAURANT

6922 N. Clark St.



Rogers Park

Rogers Park is located nine miles north of downtown Chicago. It is bounded by the city of Evanston along Juneway Terrace and Howard Street to the north, Ridge Boulevard to the west, Devon Avenue and the Edgewater neighborhood to the south, and Lake Michigan to the east. The presence of its diverse array of students and academics from Loyola University Chicago and Northwestern University, just a few miles to the north, has historically lent Rogers Park a high degree of liberalism and tolerance. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com.



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	42,332	162,307	337,591
2015 Female Population	41,489	162,136	339,418
2015 Total Population	83,821	324,443	677,009
2015 Total Households	34,466	137,957	283,795

Income

2015 Median Household Income	\$42,933	\$49,016	\$56,726
2015 Per Capita Income	\$26,638	\$32,420	\$37,188
2015 Average Household Income	\$61,428	\$73,470	\$85,878

Nearby Businesses

Magnum Insurance Agency
Miny Azteca
Fonda Dona Chio
Clark Auto Parts

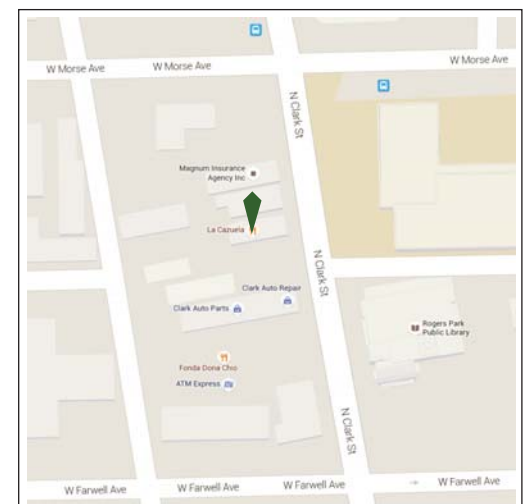
Description

Great mixed-use property on busy Clark St. in Rogers Park. Well maintained building with fully equipped restaurant on the first floor with two apartments above (2 bdr, 1 bdr + den). Newer plumbing, electric and windows throughout the building and a full basement that includes an office, walk-in coolers and storage. Garden seating for 20+ in the back, plus a parking area for six cars. All of the restaurant furniture, fixtures, and equipment are included in the sale price.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 522 1-14-2013

Map

Clark St. & Morse Ave.



6922 N. Clark St. Chicago, IL 60626

Building Size 2,650 SF (Approx.)

Lot Size 4,730 SF (Approx.)

Parking 6 Spaces

Sale Price \$399,000 (Real Estate)

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Real Estate for Sale
Type of Property	Mixed-Use
Property Data	
Address	6922 N. Clark St.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Sale Price	\$399,000.00 (Real Estate)
Taxes	3,945.00 (2015)
Building Type	Brick
# of Seats	40+ Seats
Stories	Two Stories
Size	Approx. 2,650 SF
Lot Size	Approx. 4,730 SF
Parking	Six spaces
Zoning	C1-2
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Roof & Age	Flat
Type of Basement	Full
Ward	49th
Alderman – Name and Phone Number	Joe Moore 773-338-5796
Nearby Businesses	Fantastik Fruit Cart, Miny Azteca, Magnum Insurance Agency
Property Description	Great mixed-use property on busy Clark St. in Rogers Park. Well maintained building with fully equipped restaurant on the first floor with two apartments above (2 bdr, 1 bdr + den). Newer plumbing, electric and windows throughout the building and a full basement that includes an office, walk-in coolers and storage. Garden seating for 20+ in the back, plus a parking area for six cars. All of the restaurant furniture, fixtures, and equipment are included in the sale price.
Cross Streets	Clark St. & Morse Ave.